095.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,900 / 765,900
					USE VALUE:	765,900 / 765,900
					ASSESSED:	765,900 / 765,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTERS DANIEL T & JESSICA S
Owner 2:	
Owner 3:	
Street 1:	77 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRAFFORD ALEXANDRA J & -
Owner 2:	TRAFFORD STUART E -
Street 1:	77 FALMOUTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,530 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2076 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6530.000	330,100	4,700	431,100	765,900
Total Card	0.150	330,100	4,700	431,100	765,900
Total Parcel	0.150	330,100	4,700	431,100	765,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.93 | /Parcel: 368.9

Legal Description

User Acct 62265

GIS Ref

GIS Ref

Insp Date 11/14/18

Entered Lot Size

Total Land:

Land Unit Type:

!7800!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,000	4700	6,530.	431,100	765,800	765,800	Year End Roll	12/18/2019
2019	101	FV	259,500	4700	6,530.	431,100	695,300	695,300	Year End Roll	1/3/2019
2018	101	FV	259,500	4700	6,530.	369,500	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	259,500	4700	6,530.	344,900	609,100	609,100	Year End Roll	1/3/2017
2016	101	FV	259,500	4700	6,530.	295,600	559,800	559,800	Year End	1/4/2016
2015	101	FV	253,200	4700	6,530.	264,800	522,700	522,700	Year End Roll	12/11/2014
2014	101	FV	253,200	4700	6,530.	245,100	503,000	503,000	Year End Roll	12/16/2013
2013	101	FV	253,200	4700	6,530.	233,700	491,600	491,600		12/13/2012

PRINT

Date	Time
12/10/20	22:24:28

LAST REV

Date	Time
12/23/19	08:16:24

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAFFORD ALEXAN	73308-159		9/19/2019		901,000	No	No		
GILLIGAN STEPHE	71052-414		5/24/2018		840,000	No	No		
	21445-294		9/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2010	1019	Redo Bat	11,600					
3/21/2003	185	Re-Roof	8,950					
9/20/1994	481	Porch	1,500					REPLACE PORCH
7/7/1992	290	Redo Kit	15,600					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2019	SQ Returned	MM	Mary M
11/14/2018	MEAS&NOTICE	CC	Chris C
6/17/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Entry Denied	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6530		Sq. Ft.	Site		0	70.	0.94	4									431,132						431,100	

Total AC/HA: 0.14991 | Total SF/SM: 6530 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,132 | Spl Credit | Total: 431,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	1.01484895
Adj $ / SQ:	163.183
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478426
Depreciation:	148312
Depreciated Total:	330114

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1992
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

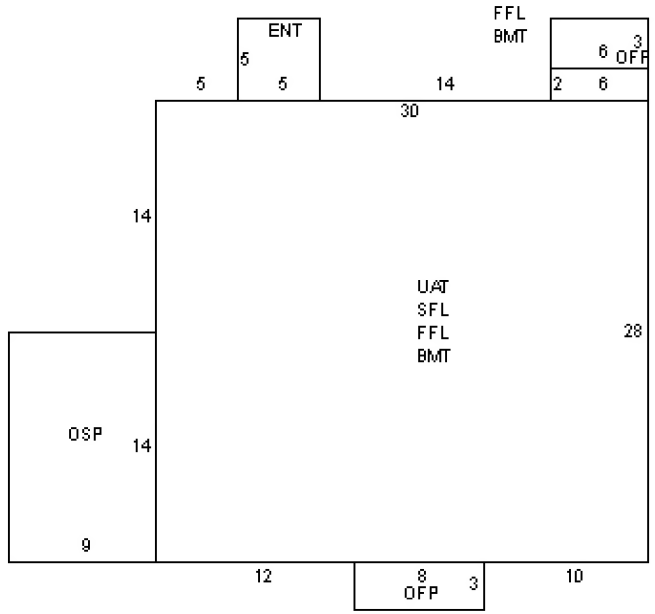
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.50
Special Features:	0	Val/Su Net:	113.63
Final Total:	330100	Val/Su SzAd	200.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	64.870	55,265
FFL	First Floor	852	163.180	139,032
SFL	Second Floor	798	163.180	130,220
UAT	Upper Attic	210	65.270	13,707
OSP	Screen Porch	126	33.040	4,163
OFP	Open Porch	42	44.650	1,875
ENT	ENTRY	25	26.790	670
	Net Sketched Area:	2,905	Total:	344,932
Size Ad	1650	Gross Are	3577	FinArea 2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1927	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc